Building Missouri's Legacy

REVENUE BOND PROJECT

Long Branch State Park

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MISSOURI DEPARTMENT OF NATURAL RESOURCES

MISSOURI STATE PARKS

Camper Cabin in Missouri State Parks

Long Branch State Park

CAMPER CABIN PROJECT

The demand for more lodging in Missouri State Parks continues to increase. Camper cabins have been very successful in several state parks around the state (See Example A). These camper cabins will be installed on existing, underutilized basic campsites. The camper cabins offer electric, heating and cooling, refrigerator and microwave. Cabin guests use the campground restrooms and showerhouse like other campers.

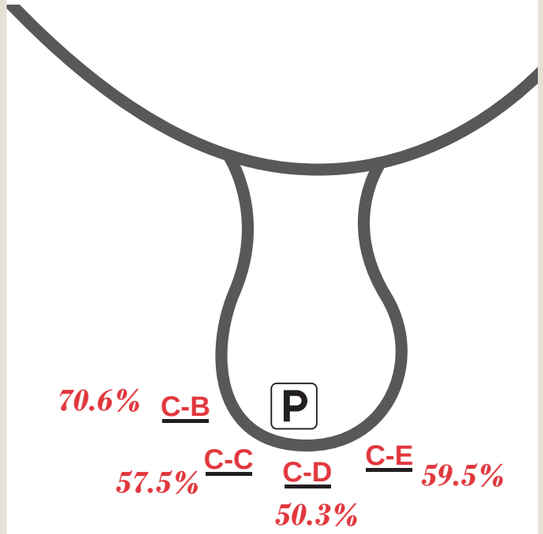
The installation of the camper cabins would cost an estimated $1,278,000 (See Example B). The camper cabins would generate close to $56,000 (See Example C) in revenue annually based on similar camper cabins in other state parks. The camper cabins last 25 years and the approximate payback for this project is 23 years.

A. WHY PURSUE THIS PROJECT?

Missouri state parks have featured camper cabins for more than 15 years. Camper cabins provide a low cost overnight opportunity for visitors that want to experience state parks, but might not own camping equipment, and are a very popular choice among families. The occupancy for camper cabins is consistently high around the state, demand exceeding availability. The camper cabins are placed on existing campsites and guests utilize the campground restroom and shower house facilities.

Camper Cabin Interior

The map below is a portion of Mark Twain State Park's campground map, depicting the occupancy of existing camper cabins for May through Sept. of 2020.



LEGEND

# reservable site	00.0% average yearly occupancy
C camper cabin	roads / direction of traffic

B. WHAT IS THE COST OF THESE IMPROVEMENTS?

Missouri State Parks uses recently bid projects and designers' estimates to calculate project costs.

ESTIMATED COSTS TO INSTALL CAMPER CABINS

Camper Cabins (6)	$456,000
Site Development	$563,541
Design and Bidding	$119,992
15% Contingency	$137,638
TOTAL PROJECT COST	**$1,277,172**

C. WHAT IS THE REVENUE THAT WILL BE GENERATED BY THESE IMPROVEMENTS?

Camper cabins will rent for $70 a night and will be constructed on existing campsites that currently rent for $13 a night. The increased rate and the occupancy of the camper cabins will generate more than $56,000 in annual revenue.

CALCULATION FOR APPROXIMATE ADDITIONAL REVENUE

Number of New Camper Cabins	6
Rate Per Night	$70
Average Annual Revenue Generated	$56,670
Less Revenue of Existing Sites	($559)
TOTAL APPROXIMATE REVENUE GENERATED	**$56,111**

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Project details are under development and the proposed schedule may be adjusted as needed. The total cost for each project is subject to change; costs and projected revenue are only estimates based on 2020 information.

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